

Joint Melksham Neighbourhood Plan

Additional Rural Sites

Landscape Assessment

DRAFT, 2019

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 12		SURVEYOR C.Potterton	
LOCATION – Middle Farm, Corsham Road, SN12 8QQ		DATE 29 th October 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
<p>Agricultural land covering 1.61 ha. Road ref B3353 to the west. Hedgerow to north, west and south side. Open to the east. No Conservation Area.</p> <p>Two Grade II listed buildings located to the north west of the site.</p> <p>PROW Ref MELW85 traverses northern boundary of the site.</p> <p>Adjacent residential properties to the south.</p> <p>Generally sitting at 55m AOD i.e. at the 'top' of a gentle 'plateau'.</p>			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
<p>NCA – 117 Avon Vales</p> <p>LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Open farmland. Part of a larger field to the east. Sub-division of this field would be logical.</p> <p>Ribbon development to the east side of the B3353 and larger residential area of Eden Grove to west. This area is dominated by pylons and cables to the east.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Heavily dominated by nearby electricity sub-station and overhead pylons / cables traversing field to the north. Generally well screened from B3353 by road frontage hedging.</p> <p>Limited longer distance views to higher ground to the east. Do not consider that this site is widely visible in the landscape and any views from the east would be significantly disrupted by large electric station and plethora of pylons which dominate the area.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Some capacity for development but not the whole site. Must retain significant land to the east to extend existing green finger to provide buffer planting. Must also not extend northwards past Top Lane T Junction to avoid any incursion into setting of Whitley Barn and to retain appropriate space for PROW.</p>			
MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
<p>Must retain and bolster road frontage hedging. Add significant boundary buffer zone planting to the east side and introduce north / south hedgerow.</p> <p>New entrance to be located where hedge removal for visibility splays can be reduced to a minimum.</p>			

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 13		SURVEYOR C.Potterton	
LOCATION – Land east of Corsham Road (opposite First Lane) SN12 8QD		DATE 29 th October 2019	
DESKTOP BASELINE – <i>Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)</i>			
<p>0.63 ha agricultural land / small field. Adjacent to B3353. Opposite to junction with First Lane. Southern boundary formed by tree lined access road leading to Whitley Golf Club. North side overlooked by adjacent residential properties.</p> <p>PROW MELW84 traverses northern boundary.</p> <p>Sloping site falling from north to south towards South Brook.</p> <p>Two Grade II listed buildings approximately 100m from the west side of the site. Intervisibility with spire of Grade II* listed Christ Church.</p> <p>Not Conservation Area.</p>			
LANDSCAPE CHARACTER TYPE (<i>National / Regional / Local</i>)			
<p>NCA – 117 Avon Vales</p> <p>LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Important site forming gap between Whitley and Shaw. Small triangular paddock with good tree cover to south and good hedges to east and west. Northern side dominated by adjacent residential properties.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Open views into site through gateway from the northwest and particularly users of PROW. Partially hidden by frontage hedging. Locally sensitive to views into the site, but northern portion already dominated by adjacent residential properties. Consider some local visual harm, but limited in extent.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Some limited potential for single dwelling to north side of the site only and grouped with 214 / 215. Need to retain a gap between Shaw and Whitley.</p>			
MITIGATION <i>possibility / type / potential for success / key elements to address</i>			
<p>Must create additional hedging across the site to retain paddock to the south. Bolster hedge planting to the road frontage.</p>			

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 17	SURVEYOR C.Potterton		
LOCATION – Whitley Farm First Lane. SN12 8RN	DATE 29 th October 2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Farmhouse and farmyard consisting of range of types / styles and size farm buildings and structures to include slurry tank. Includes listed barn, farmhouse and mounting block.</p> <p>Buildings not currently in use.</p> <p>PROW Ref MELW75 traverses e/w to the immediate south of the site.</p> <p>Main access off First Lane.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA – 117 Avon Vales</p> <p>LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Current character of untidiness and disrepair (not uncommon with farmyards). Sits within wider agricultural landscape albeit with adjacent residential dwellings readily visible to the north and South-east.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Farmyard sits on the top of a hill and commands longer distance views in / out. Sensitive relationship with adjacent PROW. Existing untidiness and lack of maintenance / tidiness is a local visual issue but can be addressed. Limited local views to interior of the site. Listed elements are visually important from the roadside.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Has capacity for development but needs to work within existing building area / footprint. Must not increase built footprint into the adjacent countryside. Must be sensitive to setting of listed structures and can provide for improvement to their setting. Must also include for reinstatement and restoration of landscape features such as hedges.</p>			
MITIGATION possibility / type / potential for success / key elements to address			
<p>Provide new hedging and significant planting scheme to help restore landscape features. Must retain 'farmyard' design / character and not become typical residential development. Opportunity to repair / reinstate setting of important listed structures.</p>			

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 19		SURVEYOR C.Potterton	
LOCATION – Beanacre, Land west of Chapel Lane SN12 7PX		DATE 29 th October 2019	
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>0.43 ha agricultural land. Grazed (currently) by Alpaca's. Residential properties to the south. Open farmland to the north.</p> <p>Bridleway MELW99 runs along Chapel Lane to the eastern boundary. Trimmed hedge and newly widened gateway to east side. Gardens to south / south-west boundary.</p> <p>Important Oak tree to NE corner alongside lane.</p> <p>Overhead cables. Small shelter to NW corner.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA – 117 Avon Vales</p> <p>LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Small site on the north side of the settlement. Important as a transition between residential properties and open countryside beyond to the north.			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Overlooked by users of bridleway and adjacent residential properties especially 52c. No long distance views. Relatively isolated.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
Limited potential due to overhead cables and restricted access. Would cause harm to users of the bridleway and to settlement pattern of the village. Ideally house 52c marks the extent of the village .			
MITIGATION possibility / type / potential for success / key elements to address			
Primary mitigation in the form of avoiding development. Limited size restricts the potential for successful mitigation of visual harm. Cannot properly mitigate the harm to the settlement pattern.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 20	SURVEYOR C.Potterton		
LOCATION – Beanacre, Lacock Road	DATE 29 th October 2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>Effectively flat or gently sloping land covering 1.49 ha agricultural land to north of A350. Important hedgerow (with trees) to southern boundary with road. No PROW's on the site but two to the south of the A350 (MELW67 / MELW109) and one to the immediate east (MELW101). Bridleway MELW99 runs along Chapel Lane to the west of the site.</p> <p>Outside settlement boundary. No actual boundary to the north i.e. is part of a much larger field. Trees to the site boundaries have potential as bat roosts.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA – 117 Avon Vales LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
Open field separating roadside development in Beanacre and isolated ribbon development to north side of A350 (Nos 62-69).			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
Longer distance views to / from Bowden Hill / Chittoe to the east / north-east. Open views into the site from the A350 when looking south-west. Important green gap as part of entrance to village.			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
None. Consider infilling of the gap between Beanacre and isolated ribbon development to north side of A350 (Nos 62-69) would be very harmful. Consider likely access off A350 would require significant engineering to deal with change in level and would result in significant loss of important roadside vegetation.			
MITIGATION possibility / type / potential for success / key elements to address			
Not possible to mitigate for harmful coalescence of settlements. Would also cause irreparable damage to important green entrance to village.			

LANDSCAPE ASSESSMENT NOTES			
SITE REF - 21	SURVEYOR C.Potterton		
LOCATION – Land to the east of Chapel Lane, Beanacre	DATE 29 th October 2019		
DESKTOP BASELINE – Designations, PROW'S, Features, Historic, Cultural Associations, Ecological constraints / features (on site and adjacent if relevant)			
<p>0.47 ha land. Sub-divided into three parcels. Playing field to north and two smaller parcels of paddock land to the south.</p> <p>Outside settlement boundary of village.</p> <p>Bridleway MELKW99 runs alongside western boundary – along Chapel lane.</p> <p>Vegetation to east and west boundaries. Internal hedging to east side of southernmost parcel.</p> <p>No adjacent Listed Buildings.</p>			
LANDSCAPE CHARACTER TYPE (National / Regional / Local)			
<p>NCA – 117 Avon Vales</p> <p>LCA - 16A: Malmesbury - Corsham Limestone Lowlands</p>			
LANDSCAPE SENSITIVITY OF THE SITE	High	Med	Low
LANDSCAPE VALUE OF THE SITE	High	Med	Low
LANDSCAPE CHARACTER			
<p>Three small parcels of land. One being used (lawfully ?) as small football pitch. Others are small generally unmanaged paddocks beside residential properties.</p>			
OVERALL SENSITIVITY OF THE SITE landscape effects	High	Med	Low
VISUAL BASELINE extent of view / ZVI / key elements			
<p>Short distance views limited to those from adjacent properties and Bridleway / Chapel Lane. Potential long distance views to Bowden Hill to North-east. Current tall maize crop gives accentuated sense of shelter / seclusion that is missing when crop cut. Moderate adverse harm on longer distance views.</p>			
VISUAL SENSITIVITY	High	Med	Low
OVERALL LANDSCAPE CAPACITY FOR DEVELOPMENT	High	Med	Low
<p>Limited to small rectangle alongside Chapel Lane to the south. Consider both other parcels would cause significant harm to settlement pattern.</p>			
MITIGATION possibility / type / potential for success / key elements to address			
<p>Avoid development on outer parcels. Retention of perimeter vegetation and replacement if required for visibility splays. Need to retain character of Chapel Lane.</p>			